



Commissioners:

Richard B. Murray
Nicholas C. Mitropoulos
Daniel F. Brosnan
Gaar Talanian
Joseph S. Daly

Executive Director

John J. Griffin

Tel.: (781) 646-3400

Fax: (781) 643-6923

February 18, 2016

Town of Arlington
Mr. Adam Chapdelaine, Town Manager
730 Massachusetts Avenue
Arlington, MA 02476-4908

RE: Community Preservation Act (CPA) Funding Request for Program Year 2016-2017

Dear Mr. Chapdelaine Chairman and Members of the Community Preservation Committee:

The Arlington Housing Authority requests your consideration for funding the following grant request in the amount of \$350,000. This request will leverage \$ 2,919,965. From DHCD's HILAPP Program and allow us to build the new Life and Skills Building in Menotomy Manor and complete over two million dollars' worth of preservation work at Drake Village.

Please see the attached letter from DHCD dated February 18, 2016.

The attached pages will provide you with details of the request and the reasons why we feel that they are important and worthy for consideration.

Should you have any further questions regarding these requests, please feel free to contact me at 781-646-3400 x 16.

Sincerely,

A handwritten signature in dark ink, appearing to read 'J. Griffin', written over the printed name.

John J. Griffin
Executive Director

1. Goals: What are the goals of the proposed project?

The AHA is requesting a grant of \$350,000. in order to leverage \$ 2,919,965.00 from the DHCD High Leverage Asset Preservation Program and \$550,000. in prior CDBG Funding in order to build the Menotomy Manor Life and Skills Building and the Preservation of the Hauser Building as a supportive housing site at Drake Village.

The programs currently operating in Menotomy Manor are: Operation Success an evening homework program and sponsor of cultural events. The Arlington Boys and Girls Club and Fidelity House run after school and summer day programs and the St. Vincent DePaul Society provides a free clothing program.

Operation Success, The Arlington Boys and Girls Club, Fidelity House, and the St. Vincent DePaul Society have been operating in two separate three bedroom units in Menotomy Manor for many years. Program participation continues to increase every year and all programs are targeted at low income, and the extremely low income families that we serve. The Life and Skills Center would offer larger and more efficient space for all of the programs above as well as allowing for additional programs such as banking and finance classes, computer training classes, job finding skills and counseling, all with the goal of making these families self sufficient. We also envision being able to provide a space for the Arlington Food Pantry as well as space to have speaker forums.

The Family Self Sufficiency (FSS) has been a very successful program in our Federal Housing Choice Voucher Program and would like to add this component into our Menotomy Manor Development. This new life and skills Center would accomplish that and also house the present substation of the Arlington Police Department and the Arlington Housing Authority on-site Management office at Menotomy Manor.

One of the key aspects of this proposal would be that it would also allow us to use the two 3 bedroom units that are presently being used for the above mentioned programs for housing for low income families. As you are aware we have long waiting lists for Arlington Families in need of housing and this would allow two 3 bedroom units to be placed back into service for this purpose.

The Drake Village Supportive Housing Initiative was begun in 2013 when the AHA applied for High Leverage Asset Preservation Program (HILAPP) funding through DHCD. We were awarded funding based on the Towns commitment of CDBG funds for The Drake Village Supportive Housing Initiative and the new Life and Skill Building at Menotomy Manor.

The cost of both these projects has a total Development Cost of \$3,795,500.

The funding of these projects would allow us to build the Life and Skills Building and to begin the preservation of Drake Village Phase 1 by replacing the leaking windows and handicap grab bars in all the bathrooms. The total cost of the Drake Village at Drake Village was

Community Preservation Committee Town of Arlington

CPA Funding – 2016 Application

One (1) electronic copy and three (3) hard copies of the completed Application must be submitted to the CPC by no later than Noon on February 22, 2016 in order to be considered for the 2016 Annual Town Meeting, with the electronic copy sent to EMargolis@town.arlington.ma.us and the hard copies to:

Community Preservation Committee c/o Stephen Gilligan, Treasurer
Town of Arlington, 730 Mass Ave., Arlington, MA 02476

Applications will be date stamped and assigned control numbers in the order that the hard copies are received.

Project

Title Arlington Housing Authority - Life and Skills Building and Drake Village

Applicant/Contact

Person John Griffin

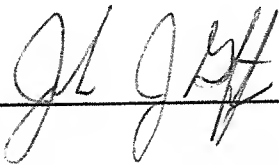
Organization Arlington Housing Authority

Mailing Address 4 Winslow Street, Arlington, MA 02476

Telephone 781 646-3400 ext 16

E-mail jgriffin@arlingtonhousing.org

Signature



Date 2/18/2016

CPA Category (check all that apply):

X Community Housing ☐ Historic Preservation

☐ Open Space ☐ Recreation

Amount Requested \$ 350,000

Total Project Cost \$ 3,819,965.00

PROJECT DESCRIPTION: Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

extremely high, so DHCD approved new Windows and grab bars and supportive housing (nurse station) work to begin, subject to the AHA raising funds through the CPA and/or CDBG. Both these projects qualify under housing support and housing preservation.

I have provided the letters of support and the schematic designs for both these projects for your review. Both are funded by DHCD HILAPP Program that requires the AHA to Leverage funds from outside sources of CDBG, HOME, or CPA.

2. Community Need: Why is the project needed? Does it address needs identified in existing Town plans?

The project will place two, three (3) bedroom units that have been used to operate various programs back online for use as affordable housing. It will also fill a major void in helping our low income families become self-sufficient by offering class and workshops and speaker forums.

3. See attached letters.

4. See Attached Project Documentation.

5. If CPA Funding is approved we will be able to finalize the design and begin bidding and building in Fiscal 2017.

6. The mission of AHA is to promote, without discrimination, affordable quality housing, economic opportunity, and a positive living environment for the residents we serve.

Over the last fifty years we have provided over 545 units of elderly housing, 185 units of family housing and a range of other supportive housing through local, state and federal funding. We realize the importance of modernizing and rehabilitating our portfolio to ensure we can continue to provide affordable, safe and sanitary units to the population we serve.

Our goals include:

- Capital investment efforts that include increasing our efficiency through “green” projects
- Partnering with local supportive services as outreach to our residents
- To increase and preserve the supply of affordable quality housing.
- To maintain balanced budgets including provision for appropriate reserves

7. See attached Schematic design and cost.

8. Funding

Town of Arlington CDBG \$550,000

DHCD (HILAPP) \$ 1,833,333.

**If this CPA grant is approved it will leverage an additional \$ 1,062,622. from the DHCD HILAPP Program.

9. Maintenance will be handled by the staff of the AHA.

Additional

1. The property is owned by the Arlington Housing Authority.
2. It is restricted to low income housing in perpetuity.
3. No acquisitions needed. Will be developed on site of Menotomy Manor.
4. See attached Schematic design.
5. See attached Schematic design.
6. See attached Schematic design.
7. See attached Schematic design.
8. See attached Schematic design.
9. See attached Schematic design.



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor

February 18, 2016

John Griffin, Executive Director
Arlington Housing Authority
4 Winslow St.
Arlington, MA 02474-3062

RE: HILAPP Commitment for Drake Village (667-01) and Menotomy Manor (200-01)

Dear Mr. Griffin:

DHCD is issuing this letter as evidence of our continued commitment to making Drake Village and the Hauser Building a service-enriched, accessible senior campus and to building a new Life & Skills Center at Menotomy Manor.

On October 31, 2014, DHCD issued an award of \$1,833,333 to the Arlington Housing Authority (AHA) under the High Leverage Asset Preservation Program (HILAPP) with the understanding that the AHA would contribute a minimum of \$550,000 in Local CDBG funds to complete the following scopes of work:

Development	Hauser Building (667-01)
Scope of Work	Selected kitchens and baths, windows, ADA improvements, FOB, electrical upgrades, and replacement of smoke detectors
Original Estimated TDC:	\$1,483,333
Current Estimated TDC:	\$2,062,455
Increase in TDC:	\$579,122

Development	Menotomy Manor (200-1)
Scope of Work	Construction of Life & Skills Center
Original Estimated TDC:	\$900,000 (with \$550,000 to be paid for by Local CDBG funds)
Current Estimated TDC:	\$1,733,500
Increase in TDC:	\$833,500

Since that time, the AHA has worked with Elton + Hampton Architects to develop a set of schematic design drawings. As of now, the estimated TDC for both projects has grown from \$2,383,333 to \$3,795,955, which is equivalent to a total increase of \$1,412,622.

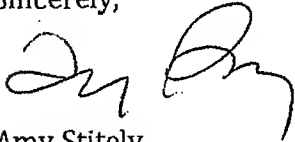
DHCD recognizes that both the total development costs and the leverage commitments may change as the projects move forward and is, therefore, willing to increase its HILAPP commitment to equal a maximum of \$1 for every 30 cents of leveraged funds. In other words, the AHA must leverage about 23% of the TDC in order for DHCD to increase its HILAPP award to cover all remaining costs.

If Elton + Hampton's current estimates are correct, then the AHA will need to secure leverage funds totaling at least **\$875,990** in order for DHCD to increase its HILAPP commitment to cover the full TDC of both projects.

As stated in the original award letter, DHCD will only approve advertising these projects to bid after the AHA provides proof of all leverage commitments. If AHA cannot secure leverage funds in the amount needed to warrant a sufficient increase in the HILAPP award to cover the full costs of both projects, then the AHA may use its Formula Funding or another source of funds to cover any budget gaps. Alternatively, the AHA may choose to reduce the scope of one or both projects.

Thank you for your continuing efforts to leverage funds to preserve public housing. If you have questions about this award please contact Amy Stitely, Director of the Bureau of Housing Development and Construction, at 617-573-1156.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amy Stitely', written in a cursive style.

Amy Stitely
Director, Bureau of Housing Development and Construction



Commonwealth of Massachusetts
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

Deval L. Patrick, Governor ♦ Aaron Gornstein, Undersecretary

February 18, 2014

Mr. John J. Griffin, Jr., Executive Director
Arlington Housing Authority
4 Winslow St.
Arlington, MA 02474-3062

RE: HILAPP Project Proposal 667-01 Drake Village

Dear Mr. Griffin:

On August 21, 2013, the Department of Housing and Community Development (DHCD) granted a semi-finalist designation to the Arlington Housing Authority for its \$2.7M High Leverage Asset Preservation Program (HILAPP) proposal to modernize and rehabilitate the Drake Village (667-01) state public housing development. I am writing today to confirm DHCD's continued support for this important project and to further elaborate on status of HILAPP funding.

HILAPP awards extra capital improvement funds to the state's most distressed public housing developments in situations where the housing authority can secure at least 33% of the budget from matching funds (50 cents for every DHCD dollar). Most HILAPP applicants did not have matching funds in-hand at the time of June 2013 application deadline, and so DHCD has made conditional commitments to fund projects so long as the applicant presented a viable scope of work and a reasonable plan for securing match sources.

The Arlington Housing Authority presented a strong HILAPP proposal for the Drake Village rehabilitation project, which proposes to increase handicap accessibility, renovate kitchen and baths, install energy efficient appliances, replace windows, hardwire smoke detectors, and upgrade electrical wiring. As a result, DHCD has not only given the project semi-finalist status, but also funded the technical assistance needed to further refine the scope with support from consultants from Recap Advisors, secured through the Massachusetts Housing Partnership.

Once the Arlington Housing Authority has:

- Finalized a DHCD-approved scope of work,
- Proposed a viable financing plan, and
- Secured firm funding commitments from non-state sources (currently anticipated as the local CDBG and/or HOME programs)

then DHCD expects to issue, subject to appropriation, a commitment of HILAPP capital funding for up to two-thirds of the project budget, with an immediate partial award to complete design and produce a DHCD-approved bid set of plans and specifications. Once the AHA receives construction bids within the approved budget, DHCD will supplement the partial award with additional funds to cover up to two-thirds of the project's total development cost.

Thank you again for your commitment to preserve public housing and promote enhanced services and supports to seniors in public housing. If you or the Town has any questions about this process, please contact Amy Stutely, Director of Policy and Program Development at 617-573-1156.

Sincerely,

A handwritten signature in black ink, appearing to read "Lizbeth Heyer".

Lizbeth Heyer
Associate Director for Public Housing and Rental Assistance



Massachusetts
Housing
Partnership

February 14, 2014.

Carol Kowalski
Director of Planning
Town of Arlington
Arlington, MA 02476

Dear Ms. Kowalski,

I am writing to support the Arlington Housing Authority's request for a firm commitment of CDBG funds to leverage state HILAPP funding for the renovation of units at Drake Village.

The Massachusetts Housing Partnership (MHP) is assisting the Department of Housing and Community Development in the HILAPP program administration. As you know from the housing authority's previous application, HILAPP is a limited state funding program created to leverage local funding and support the rehabilitation of state public housing. MHP is coordinating technical assistance to support housing authorities that have applied for funding and have strong project concepts but need additional assistance to finalize a detailed capital improvement plan.

The Arlington Housing Authority's application is unique and its timing important as the state explores how to expand and deepen services to seniors in public housing, allowing them to age in place longer. Drake Village is physically the perfect setting to further elevate what the housing authority is doing and enhance a supportive senior village for some of our most vulnerable citizens. The units at Drake Village are not designed for seniors using wheelchairs or walkers and the goal is to adapt as many units as needed.

To help assess the capital improvement needs and the supportive service delivery, MHP has contracted with Recap Advisors to work with the Arlington Housing Authority. Recap Real Estate Advisors is an affordable housing consulting firm based in Boston with national experience working with housing authorities around all of the issues the Arlington Housing Authority is looking to address.

I hope the Town of Arlington can help leverage state dollars to assist the AHA to create the best possible living situation for elders at Drake Village.

I am happy to answer any specific questions that you may have.

Sincerely,

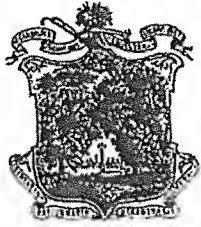
Susan Connelly
Director
Community Housing Initiatives

160 Federal Street
Boston, Massachusetts 02110
Tel: 617-330-9955
Fax: 617-330-1919

462 Main Street
Amherst, Massachusetts 01002
Tel: 413-253-7379
Fax: 413-253-3002

www.mhp.net

F.1. Letter of Support from the Town of Arlington



TOWN OF ARLINGTON
MASSACHUSETTS 02476
781 - 316 - 3090

DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

March 20, 2014

Susan Connelly
Massachusetts Housing Partnership
16 Federal Street
Boston, MA 02110

Dear Ms. Connelly,

I write this letter in strong support of the Arlington Housing Authority's application for HILAPP funds. Arlington strongly supports affordable housing construction and retention. The Town works very closely with the Housing Authority in support of the units and services they provide to our low and moderate income community. The Town annually sets aside funds for AHA to maintain and expand their supply of affordable housing, and to their Outreach, After School and Homework Support programs.

In the past the Town has allocated funds to the AHA in support of their housing programs. Last year AHA received \$50,000 in CDBG funds. While we cannot commit future years' funding because of its uncertainty, it is likely that the Town would support an application to renovate the existing units at Drake Village and the Hauser Building. The high leverage ratio of a project with HILAPP funds would be considered favorably.

Thank you for considering this application from the Arlington Housing Authority. Please let me know if I can provide you with any other information about the Town's support for the project, our CDBG funding, or our affordable housing programs.

Sincerely,

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Carol Kowalski
Director of Planning

1. Goals: What are the goals of the proposed project?

The AHA is requesting a grant of \$350,000. in order to leverage \$ 2,919,965.00 from the DHCD High Leverage Asset Preservation Program and \$550,000. in prior CDBG Funding in order to build the Menotomy Manor Life and Skills Building and the Modernization and Preservation of the Hauser Building at Drake Village.

The programs currently operating in Menotomy Manor are: Operation Success an evening homework program and sponsor of cultural events. The Arlington Boys and Girls Club and Fidelity House run after school and summer day programs and the St. Vincent DePaul Society provides a free clothing program.

Operation Success, The Arlington Boys and Girls Club, Fidelity House, and the St. Vincent DePaul Society have been operating in two separate three bedroom units in Menotomy Manor for many years. Program participation continues to increase every year and all programs are targeted at low income, and the extremely low income families that we serve. The Life and Skills Center would offer larger and more efficient space for all of the programs above as well as allowing for additional programs such as banking and finance classes, computer training classes, job finding skills and counseling, all with the goal of making these families self sufficient. We also envision being able to provide a space for the Arlington Food Pantry as well as space to have speaker forums.

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One of the key aspects of this proposal would be that it would also allow us to use the two 3 bedroom units that are presently being used for the above mentioned programs for housing for low income families. As you are aware we have long waiting lists for Arlington Families in need of housing and this would allow two 3 bedroom units to be placed back into service for this purpose.

2. Community Need: Why is the project needed? Does it address needs identified in existing Town plans?

The project will place two, three (3) bedroom units that have been used to operate various programs back online for use as affordable housing. It will also fill a major void in helping our low income families become self-sufficient by offering class and workshops and speaker forums.

3. See attached letters.

4. See Attached Project Documentation.

5. If CPA Funding is approved we will be able to finalize the design and begin bidding and building in Fiscal 2017.

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Town of Arlington CDBG \$550,000

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9. Maintenance will be handled by the staff of the AHA.

Additional

1. The property is owned by the Arlington Housing Authority.
2. It is restricted to low income housing in perpetuity.
3. No acquisitions needed. Will be developed on site of Menotomy Manor.
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7. See attached Schematic design.
8. See attached Schematic design.
9. See attached Schematic design.

Identify other funding sources (non-federal/private)

Source	Amount	Funding Period
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Target Population

What are the characteristics of the client population to be served by this project? (Where applicable, please include total population (by age), number of families, income data such as median income, and other pertinent data, which applies specifically to the client.)

*Please see attached Tenant Statistical Summary Report for: Menotomy Manor.

*Please see attached Tenant Statistical Summary Report for: Chapter 667 Elderly/Disabled Housing.

Will all clients be residents of Arlington? If no, please provide percentage of non-Arlington residents.

YES

Service Need

What need will be met by providing the proposed service to the community and the target population?

The Life and Skills Center would provide employment and life skills to our low income families along with allowing the active, Operation Success, Fidelity House, the Arlington Boys and girls Club and other programs to grow and help our families become self-sufficient.

What are the short-term goals and objectives for the contract period?
To begin bidding and construction.

How will the target population be reached?
Mail, Flyers, Meetings, Notices

How will client eligibility be documented?
Eligibility will be verified by annual recertification.

How will the project be managed and staffed?
Arlington Housing Authority Staff, The Arlington Police, and outside programs.

What is the timetable for delivery of services?
Fiscal Year -2017

1. Budget Information:

a) Total Costs for the Proposed Activity/Project:

All Cost Items for the Activity/Project (Detail ALL Staff positions, support costs, and other expense items associated with the activity/project.)	Anticipated Costs for FY 2016-2017
Menotomy Manor Life and Skills Building	\$1,733,500
Drake Village Hauser Building	\$2,062,455
Total Cost of the Activity/Project →	\$3,795,955.00

b) Show only the Cost items to be paid by the CDBG Grant:

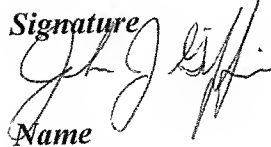
Staff Positions and Expense Items to be paid by this requested CDBG Grant during FY 2016-2017	Amount
Construction of Life and Skill Building and Drake Village Modernization	\$350,000.
Total Amount of this Grant Request for FY 2016-2017 →	\$350,000

c) Total sources of Income for the Proposed Activity, including CDBG funding:

All Sources of Income for this Activity/Project in FY 2016-2017 <i>(for example, town grants, state contracts, other federal funds, foundation and corporate grants, donations, etc.)</i>	Anticipated Amount from Each Source
Amount of this C.D.B.G. grant request (Same as total of 1.b.) →	\$350,000.00
DHCD High Leverage Asset Preservation Program (HILAPP)	\$2,919,965.00
Prior CDBG Grants 2013-2015	\$550,000.00
Total Funding for the Activity/Project →	\$3,819,965.00

CERTIFICATION

I CERTIFY THAT ALL INFORMATION THAT IS SUBMITTED WITH THIS APPLICATION IS TRUE AND ACCURATE.

Signature


Name

John J. Griffin

Title

Executive Director.

**Arlington Housing Authority
Annual Income Limit Report**

Menotomy Manor

1) Project: Menotomy Manor, 2) Income Limit Type: 2014 Income Limit, 3) Income Limits Effective: 8/9/2014, 4) Admission Dates: From 1/1/1900 To 1/1/9999,
5) Tenant Status: Active Only Tenants

No. in Household	Annual Income No. of Families	Annual Income No. of Families	Annual Income No. of Families	Annual Income No. of Families	Total Families
	Low Income	Very Low Inc.	Extremely Low		
	\$47,450	\$32,950	\$19,800	Over 80%	
1	3	1	2	0	6
	\$54,200	\$37,650	\$22,600	Over 80%	
2	11	8	30	5	54
	\$61,000	\$42,350	\$25,450	Over 80%	
3	7	12	27	1	47
	\$67,750	\$47,050	\$28,250	Over 80%	
4	10	14	20	1	45
	\$73,200	\$50,850	\$30,550	Over 80%	
5	3	5	12	1	21
	\$78,600	\$54,600	\$32,800	Over 80%	
6	0	2	1	0	3
				Total Families	176

Annual Income Limit Summary

Income Bracket	Total Families
Low Income	34
Very Low Income	42
Extremely Low	92
Over 80% Income	8
Total Families	176

Arlington Housing Authority

Tenant Statistical Summary Report

Program: Massachusetts 200 Program Project: Menotomy Manor

Admission Dates From 2/1/1973 Thru 2/19/2016 County: All Census Tract: All Case Worker: All

Number of Persons in Household		
Household Size	Total Families	%
1	6	3.41 %
2	54	30.68 %
3	47	26.70 %
4	45	25.57 %
5	21	11.93 %
6	3	1.70 %
Total Families:	176	

Citizenship Composition of Household		
Citizenship	Total Members	%
Eligible Citizen	537	96.24 %
Eligible NonCitizen	20	3.58 %
Pending Verification	1	0.18 %
Total Citizenships:	558	

Racial Composition of Household		
Primary Race (Non Hispanic)	Total Members	%
White	318	56.99 %
Black	95	17.03 %
Indian	7	1.25 %
Asian	138	24.73 %
Total (Non Hisp) Members:	558	

Ethnicity Composition of Household		
Ethnicity	Total Members	%
Non Hispanic	484	86.74 %
Hispanic	74	13.26 %
Total Members:	558	

Number of Adults in Household		
Number Adults	Total Families	%
1	45	25.57 %
2	93	52.84 %
3	27	15.34 %
4	9	5.11 %
5	2	1.14 %
Total Families:	176	

Number of Children in Household		
Number Children	Total Families	%
0	64	36.36 %
1	48	27.27 %
2	44	25.00 %
3	16	9.09 %
4	4	2.27 %
Total Families:	176	

Employed Adults in Household		
Number Employed Adults	Total Families	%
0	39	22.16 %
1	94	53.41 %
2	40	22.73 %
3	3	1.70 %
Total Families:	176	

Number of Relationships in Household		
Relationship	Total Members	%
Other Adult	63	11.29 %
Full-Time Student 18+	42	7.53 %
Head	176	31.54 %
Co-Head	19	3.41 %
Spouse	56	10.04 %
Other Youth Under 18	202	36.20 %
Total Relationships:	558	

Age of Male Family Members		
Age	Total Members	%
0 - 4	26	11.71 %
5 - 13	41	18.47 %
14 - 17	15	6.76 %
18 - 24	16	7.21 %
25 - 44	59	26.58 %
45 - 59	46	20.72 %
60 - 64	5	2.25 %
65 - 69	7	3.15 %
70 - 74	2	0.90 %
75 - 79	4	1.80 %
80 & Over	1	0.45 %

Age of Female Family Members		
Age	Total Members	%
0 - 4	19	5.65 %
5 - 13	67	19.94 %
14 - 17	32	9.52 %
18 - 24	59	17.56 %
25 - 44	73	21.73 %
45 - 59	69	20.54 %
60 - 64	6	1.79 %
65 - 69	5	1.49 %
70 - 74	1	0.30 %
75 - 79	4	1.19 %
80 & Over	1	0.30 %

Total Male Members: 222

Age of Male Head of Households		
Age	Total Families	%
< 18	0	0.00 %
18 - 24	0	0.00 %
25 - 44	22	36.67 %
45 - 59	28	46.67 %
60 - 64	1	1.67 %
65 - 70	6	10.00 %
71 & Over	3	5.00 %
Total Families:	60	

Total Female Members: 336

Age of Female Head of Households		
Age	Total Families	%
< 18	0	0.00 %
18 - 24	2	1.72 %
25 - 44	50	43.10 %
45 - 59	56	48.28 %
60 - 64	4	3.45 %
65 - 70	3	2.59 %
71 & Over	1	0.86 %
Total Families:	116	

Household Income		
Annual Income	Total Families	%
0 - 4,999	11	6.25 %
5,000 - 9,999	14	7.95 %
10,000 - 14,999	19	10.80 %
15,000 - 19,999	19	10.80 %
20,000 - 24,999	25	14.20 %
25,000 - 34,999	26	14.77 %
35,000 - 44,999	33	18.75 %
45,000 - 999,999	29	16.48 %
Total Families:	176	

Source of Household Income		
Source of Income	Total Members	%
Child Support	23	6.61 %
Federal Wage	2	0.57 %
General Assistance	9	2.59 %
Other Nonwage Sources	5	1.44 %
Other Wage	206	59.20 %
Own Business	1	0.29 %
Pension	3	0.86 %
Social Security	56	16.09 %
SSI	38	10.92 %
TANF Assistance	4	1.15 %
Unemployment Benefits	1	0.29 %
Total Income Sources:	348	

Positive Tenant Rent Ranges		
Rent Range	Total Families	%
0 - 49	7	3.98 %
50 - 79	3	1.70 %
80 - 99	2	1.14 %
100 - 149	10	5.68 %
150 - 199	4	2.27 %
200 - 99,999	150	85.23 %
Total Families:	176	

Negative Tenant Rent Ranges		
Rent Range	Total Families	%
(1) - (49)	0	0.00 %
(50) - (79)	0	0.00 %
(80) - (99)	0	0.00 %
(100) - (149)	0	0.00 %
(150) - (199)	0	0.00 %
(200) - (99,999)	0	0.00 %
Total Families:	0	

Voucher/Bedroom Size		
Size	Total Families	%
2	93	52.84 %
3	83	47.16 %
Total Families:	176	

Unit Structure Type (Section 8 Only)		
Structure Type	Total Families	%
Unknown	0	NaN
Total Structure Types:	0	

Member Status		
Status	Total Members	%
Non Elderly / Non Disabled	500	89.61 %
Elderly/ Non Disabled	28	5.02 %
Non Elderly / Disabled	27	4.84 %
Elderly / Disabled	3	0.54 %
Total Members:	558	

Single Household		
	Total Families	%
Single Household	6	3.41 %

Arlington Housing Authority Annual Income Limit Report

Elderly / Disabled

1) Project: 667C Project, 2) Income Limit Type: 2014 Income limit, 3) Income Limits Effective: 8/9/2014, 4) Admission Dates: From 1/1/1900 To 1/1/9999,
5) Tenant Status: Active Only Tenants

No. in Household	Annual Income No. of Families	Annual Income No. of Families	Annual Income No. of Families	Annual Income No. of Families	Total Families
	Low Income	Very Low Inc.	Extremely Low		
	\$47,450	\$32,950	\$19,800	Over 80%	
1	34	117	293	9	453
	\$54,200	\$37,650	\$22,600	Over 80%	
2	5	7	47	2	61
				Total Families	514

Annual Income Limit Summary

Income Bracket	Total Families
Low Income	39
Very Low Income	124
Extremely Low	340
Over 80% Income	11
Total Families	514

Arlington Housing Authority

Tenant Statistical Summary Report

Program: Massachusetts State 667 Project: Elderly/Disabled

Admission Dates From 2/1/1973 Thru 2/19/2016 County: All Census Tract: All Case Worker: All

Number of Persons in Household		
Household Size	Total Families	%
1	450	87.72 %
2	63	12.28 %
Total Families:	513	

Citizenship Composition of Household		
Citizenship	Total Members	%
Eligible Citizen	508	88.50 %
Eligible NonCitizen	66	11.50 %
Total Citizenships:	574	

Racial Composition of Household		
Primary Race (Non Hispanic)	Total Members	%
White	464	80.84 %
Black	17	2.96 %
Indian	2	0.35 %
Asian	91	15.85 %
Total (Non Hisp) Members:	574	

Ethnicity Composition of Household		
Ethnicity	Total Members	%
Non Hispanic	557	97.04 %
Hispanic	17	2.96 %
Total Members:	574	

Number of Adults in Household		
Number Adults	Total Families	%
1	452	88.11 %
2	61	11.89 %
Total Families:	513	

Number of Children in Household		
Number Children	Total Families	%
0	513	100.00 %
Total Families:	513	

Employed Adults in Household		
Number Employed Adults	Total Families	%
0	442	86.16 %
1	71	13.84 %
Total Families:	513	

Number of Relationships in Household		
Relationship	Total Members	%
Other Adult	3	0.52 %
Head	513	89.37 %
Spouse	58	10.10 %
Total Relationships:	574	

Age of Male Family Members		
Age	Total Members	%
0 - 4	0	0.00 %
5 - 13	0	0.00 %
14 - 17	0	0.00 %
18 - 24	0	0.00 %
25 - 44	3	1.26 %
45 - 59	28	11.76 %
60 - 64	28	11.76 %
65 - 69	30	12.61 %
70 - 74	42	17.65 %
75 - 79	44	18.49 %
80 & Over	63	26.47 %
Total Male Members:	238	

Age of Female Family Members		
Age	Total Members	%
0 - 4	0	0.00 %
5 - 13	0	0.00 %
14 - 17	0	0.00 %
18 - 24	0	0.00 %
25 - 44	2	0.60 %
45 - 59	38	11.31 %
60 - 64	24	7.14 %
65 - 69	57	16.96 %
70 - 74	59	17.56 %
75 - 79	46	13.69 %
80 & Over	110	32.74 %
Total Female Members:	336	

Age of Male Head of Households		
Age	Total Families	%
< 18	0	0.00 %
18 - 24	0	0.00 %
25 - 44	3	1.56 %
45 - 59	24	12.50 %
60 - 64	23	11.98 %
65 - 70	34	17.71 %
71 & Over	108	56.25 %

Age of Female Head of Households		
Age	Total Families	%
< 18	0	0.00 %
18 - 24	0	0.00 %
25 - 44	2	0.62 %
45 - 59	37	11.53 %
60 - 64	22	6.85 %
65 - 70	61	19.00 %
71 & Over	199	61.99 %

Total Families: 192

Household Income		
Annual Income	Total Families	%
0 - 4,999	30	5.85 %
5,000 - 9,999	50	9.75 %
10,000 - 14,999	149	29.04 %
15,000 - 19,999	112	21.83 %
20,000 - 24,999	72	14.04 %
25,000 - 34,999	61	11.89 %
35,000 - 44,999	24	4.68 %
45,000 - 999,999	15	2.92 %
Total Families:	513	

Positive Tenant Rent Ranges		
Rent Range	Total Families	%
0 - 49	5	0.97 %
50 - 79	3	0.58 %
80 - 99	6	1.17 %
100 - 149	22	4.29 %
150 - 199	15	2.92 %
200 - 99,999	462	90.06 %
Total Families:	513	

Voucher/Bedroom Size		
Size	Total Families	%
0	1	0.19 %
1	512	99.81 %
Total Families:	513	

Member Status		
Status	Total Members	%
Non Elderly / Non Disabled	3	0.52 %
Elderly/ Non Disabled	471	82.06 %
Non Elderly / Disabled	68	11.85 %
Elderly / Disabled	32	5.57 %
Total Members:	574	

Total Families: 321

Source of Household Income		
Source of Income	Total Members	%
Child Support	1	0.10 %
Federal Wage	9	0.93 %
General Assistance	39	4.02 %
Other Nonwage Sources	60	6.19 %
Other Wage	69	7.12 %
Pension	197	20.33 %
Social Security	407	42.00 %
SSI	187	19.30 %
Total Income Sources:	969	

Negative Tenant Rent Ranges		
Rent Range	Total Families	%
(1) - (49)	0	0.00 %
(50) - (79)	0	0.00 %
(80) - (99)	0	0.00 %
(100) - (149)	0	0.00 %
(150) - (199)	0	0.00 %
(200) - (99,999)	0	0.00 %
Total Families:	0	

Unit Structure Type (Section 8 Only)		
Structure Type	Total Families	%
Unknown	0	NaN
Total Structure Types:	0	

Single Household		
	Total Families	%
Single Household	452	88.11 %